



Agenda Zoning Board of Adjustment and Appeals

Thursday, December 7, 2023

5:30 P.M.

City Council Chambers

Board Members

Betty Fletcher, Chair
Brenda Buschmann, Vice-Chair
Scott Harbour
Lisa Laurendine
David Kessler

Supernumeraries

Damian Bianca

City Council Liaison

Teddy Powell

The Board welcomes you to the meeting.

Please silence all cell phones and/or electronic devices for the duration of the meeting.

The meeting may be viewed through live broadcasts on local WOW Channel 42 and online streaming:

(visit <http://www.madisonal.gov/1130/Video-Updates> for access)

ORDER OF BUSINESS

- I. Roll Call
- II. Minutes Approval: November 2, 2023
- III. Petitions and Formal Requests for Action:
 - a. Case Number VAR 2023-11, Southwest corner of Celtic Drive and Lanier Road (Parcel Number 16-05-16-0-002-011.000), Jerry Warren, is requesting a Variance to Section 4-9-3.3 of the Zoning Ordinance to permit off-street parking within the 50 feet setback adjoining Lanier Road and a Variance to Section 5-15-5b.1(e) to remove the requirement that an off-street parking facility shall have full internal vehicular circulation and storage on-site. These requests are in accordance with Section 10-5 of the City of Madison Zoning Ordinance. *Continued from the November 2, 2023 Regular Meeting.*
The applicant is requesting the item be continued to a future meeting.
 - b. [Case Number VAR 2023-13](#), 29958 Hardiman Road, Harrison & Gammons, P.C., by Dustin K. Key is requesting a Variance to Section 5-9.D, to increase the percentage of the area of the accessory building to the area of the residential dwelling from 25 percent to 35.6 percent and a Variance to Section 4-11-3.5 to increase the maximum 25 percent lot coverage for main and accessory buildings to 25.72 percent. These requests are in accordance with Section 10-5 of the City of Madison Zoning Ordinance.
[Staff Report](#)

Agenda Notes: Circumstances may arise that require items be added to or deleted from the meeting agenda. All attendees are advised that Zoning Board of Adjustment and Appeals meetings are televised and that their statements and actions are viewed by more than just those persons in attendance.

- c. [Case Number VAR 2023-14](#), Northwest corner of Edgewater Drive and Zierdt Road (Tract A, Carriage Hill, PIN 105861), Toodle Tot Partners is requesting a Variance to Section 4-6A-5.23.a to allow a veterinary hospital/clinic to have boarding facilities, in addition to those required for patient recovery and care, for cats only. This request is in accordance with Section 10-5 of the City of Madison Zoning Ordinance.
[Staff Report](#)
- d. [Case Number VAR 2023-015](#), 113 Bluebelle Drive, Aaron Scherer is requesting a Variance to Section 5-8 of the Zoning Ordinance to have a fence greater than 2.5 feet along the edge of the front yard, and to have a fence in the front setback. These requests are in accordance with Section 10-5 of the City of Madison Zoning Ordinance.
[Staff Report](#)
- e. [Case Number SE 2023-004](#), 312 Palmer Road, Ste. A, Pirate BJJ, LLC is requesting a Special Exception as authorized in Section 4-9-2 of the Zoning Ordinance to allow Indoor Commercial Recreation, in the form of a Karate Studio. This request is in accordance with Section 10-4 of the City of Madison Zoning Ordinance.
[Staff Report](#)

- IV. **Old Business**
- V. **Other Business**
- VI. **Adjournment**